B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008513 DEEDWARR
Recvd: 02/03/15 13:38 2 pgs
Fees:13.00 Taxes:814.00
20150203-0010090

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
American Homes 4 Rent Properties Seven, LLC	American Homes 4 Rent Properties Seven, LLC	173 08 0A 020.00
(NAME)	(NAME)	
30601 Agoura Road, Suite 200	30601 Agoura Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Agoura Hills 91301	Agoura Hills, CA 91301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer O. Parke, unmarried and Orville Garth Parke, Jr., unmarried, as joint tenants with the right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **American Homes 4 Rent Properties Seven, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 75 on the plan of ReSubdivision of Lots 74 and 75, Section One, Deer Valley, Cluster Lot Subdivision, of record in Instrument No. 20040920-0113130, Register's Office for Davidson County, Tennessee. Prior Deed of record in Instrument No. 20050708-0079465 referenced incorrect Plat Number.

Being the same property conveyed to Jennifer O. Parke by Warranty Deed from S & Y Construction, Inc., a Tennessee Corporation dated February 10, 2006 and recorded February 14, 2006 in Instrument No. 20060214-0017814, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer O. Parke unmarried and Orville Garth Parke, Jr., unmarried, as joint tenants with the right of survivorship by Quitclaim Deed from Victor Hazelwood, Trustee dated March 16, 2006 and recorded March 23, 2006 in Instrument No. 20060323-0033274, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1120 Streamdale Point E, Antioch, TN 37013

File Number: MFR-150106

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of February, 2015.

Jennifer O. Parke

Orville Garth Parke, Jr.
by Jennifer O. Parke, Attorney-in-Fact
by Jennifer O. Parke, Attorney-in-Fact

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Jennifer O. Parke** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Jennifer O. Parke**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Orville Garth Parke, Jr.** , and who acknowledge that she executed the same as the free act and deed of the said **Orville Garth Parke, Jr.**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book * _____ , Page _____ , said Register's Office.

WITNESS my hand and official seal at Murfreesboro, Tennessee this 2nd day of February, 2015 .

*20150203-0010089

NOTARY

MY COMMISSION EXPIRES: 11-23-2015

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-150106